

ORDINANCE NUMBER 4170

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING THE APPLICATION (LU-18-02) FROM BLP BLUE HERON, LLC. REQUESTING A FUTURE LAND USE MAP AMENDMENT FROM AN OFFICE DESIGNATION TO A COMMERCIAL DESIGNATION FOR APPROXIMATELY 4.91 ACRES OF VACANT LAND IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-29-37-000-0030, AND INCLUDING LAND FORMERLY DESIGNATED AS CANAL RIGHT OF WAY, LOCATED NORTH OF WEST BLUE HERON BOULEVARD, SOUTH OF WEST 23RD STREET, EAST OF RJ HENDLEY AVENUE, AND WEST OF AVENUE ‘O’; PROVIDING FOR SEVERABILITY, REPEAL OF LAWS IN CONFLICT, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City’s Code of Ordinances and Comprehensive Plan controls and directs the development of land within the municipal limits of the City by way of text and maps; and

WHEREAS, the applicant, BLP Blue Heron LLC, is the owner of approximately 4.91 acres of vacant land identified by Parcel Control Number 56-43-42-29-37-000-0030, located north of West Blue Heron Boulevard, south of West 23rd Street, east of R.J. Hendley Avenue, and west of Avenue “O” (hereinafter the “Property”); and

WHEREAS, it is the goal of the applicant to develop the Property with first-class retail, restaurant and professional office uses, providing an opportunity for small businesses to operate within the City of Riviera Beach; and

WHEREAS, the property is long and shallow and has remained vacant for decades; and

WHEREAS, the Property currently has a future land use designation of Office and the change in future land use designation to Commercial will allow the anticipated medical office use, along with the retail, restaurant and office uses anticipated as part of the development planned for this site; and

WHEREAS, the Comprehensive Plan Policy 1.2.21(6) states: “[T]he Blue Heron Corridor is the primary entrance to downtown and Singer Island. This corridor will accommodate mid-rise mixed-use development. Buildings must be placed on their sites in a manner that improves the pedestrian environment on the corridor”.

WHEREAS, the proposed future land use change from Office to Commercial will promote the Comprehensive Plan’s goal for mixed-use development. As shown by the site plan and architectural elevations, the buildings will front along Blue Heron Boulevard promoting pedestrian access and amenities; and

WHEREAS, the Planning and Zoning Board reviewed the proposed amendment to the Future Land Use map on February 13, 2020 and recommended approval to the City Council; and

WHEREAS, City staff find that this amendment to the Future Land Use map would expand the opportunities for the development of this highly visible property; and

ORDINANCE NUMBER 4170

PAGE: 2 of 4

WHEREAS, the City Council of the City of Riviera Beach finds that the proposed amendment to the Future Land Use zoning map (LU-18-02) is consistent with the City's Comprehensive Plan and promotes the health, safety, and welfare of the residents of the City and the general public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, that:

SECTION 1. Legislative Findings, Intent, and Purpose. The foregoing recitals are ratified as true and correct and are incorporated herein. It is the purpose and intent of this Ordinance to promote the health, safety and general welfare of the residents, businesses, and stakeholders of the City.

SECTION 2. The City Council hereby approves the Future Land Use Map Amendment, from Office to Commercial.

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase or provision of this Ordinance, or its application, to any person or circumstance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. REPEAL OF LAWS IN CONFLICT. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. CODIFICATION. Specific authority is hereby granted to codify the Ordinance as it is the intention of the City Council and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Riviera Beach, and sections of this Ordinance may be renumbered to accomplish such intentions.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective immediately upon final passage and adoption by City Council.

PASSED and APPROVED this TH day of _____, 2021.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

ORDINANCE NUMBER 4170

PAGE: 3 of 4

PASSED AND APPROVED on the first reading this _____ day of _____, 2021.

PASSED AND ADOPTED on second and final reading this _____ day of _____, 2021.

APPROVED:

RONNIE L. FELDER
MAYOR

SHIRLEY D. LANIER
CHAIRPERSON

ATTEST:

CLAUDENE L. ANTHONY,
CERTIFIED MUNICIPAL CLERK
CITY CLERK

KASHAMBA MILLER-ANDERSON
CHAIR PRO TEM

TRADRICK MCCOY
COUNCILPERSON

JULIA A. BOTEL, Ed.D
COUNCILPERSON

DOUGLAS A. LAWSON
COUNCILPERSON

MOTIONED BY: _____

REVIEWED AS TO LEGAL SUFFICIENCY

SECONDED BY: _____

DAWN S. WYNN, CITY ATTORNEY

T. MCCOY: _____

DATE: _____

K. MILLER-ANDERSON: _____

S. LANIER: _____

J. BOTEL: _____

D. LAWSON: _____

ORDINANCE NUMBER 4170

PAGE: 4 of 4

1ST READING

MOTIONED BY: _____

SECONDED BY: _____

T. MCCOY _____

K. MILLER-ANDERSON _____

S. LANIER _____

J. BOTEL _____

D. LAWSON _____

2ND & FINAL READING

MOTIONED BY: _____

SECONDED BY: _____

T. MCCOY _____

K. MILLER-ANDERSON _____

S. LANIER _____

J. BOTEL _____

D. LAWSON _____